
RO Industrial Properties for Lease_Jan 2022

1/7/2022

PREPARED BY:



City of Royal Oak

203 S Troy St
Royal Oak, MI 48067

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Lease Availability Report

2514-2524 W 14 Mile Rd

Royal Oak, MI 48073 - Royal Oak Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	1955
GLA:	3,461 SF
Floors:	1
Typical Floor:	3,461 SF
Docks:	None

AVAILABILITY

Min Divisible:	1,400 SF
Max Contig:	1,400 SF
Total Available:	1,400 SF
Asking Rent:	\$35.00/MG

EXPENSES PER SF

Taxes:	\$1.41 (2020)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	2520	Industrial	Direct	1,400	1,400	1,400	\$35.00/MG	Vacant	5 Yrs

Prime Management Company - Dan Winter (248) 540-8017

Nice Catering Kitchen with all of the amenities for a successful caterer. Turn key, Up to Date. 13' feet of vent hood with suppression, Complete. \$4,000.00 per month plus utilities

LEASING COMPANY

Company:	Prime Management Company
Contacts:	Dan Winter (248) 540-8017

SALE

Last Sale:	Sold on Dec 31, 2012
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AMENITIES

Air Conditioning, Bus Line, Signage, Tenant Controlled HVAC

KEY TENANTS

GQ's	485 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	4,277 on Delemere Ave & Parmenter Blvd (2020)
	56,359 on Coolidge Hwy & E 14 Mile Rd (2018)

Made with TrafficMetrix® Products

Lease Availability Report

2514-2524 W 14 Mile Rd
Royal Oak, MI 48073 - Royal Oak Submarket



TRAFFIC & FRONTAGE

Frontage:	107' on 14 Mile Rd
	108' on Delemere Ave (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	16 Surface Spaces are available; Ratio of 4.62/1,000 SF
Airport:	27 minute drive to Detroit City Airport
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

2605 W 14 Mile Rd

Royal Oak, MI 48073 - Troy Area West Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Showroom
Tenancy:	Multiple
Year Built:	1964; Renov 2000
RBA:	14,105 SF
Floors:	1
Typical Floor:	14,105 SF
Ceiling Ht:	12'-16'

AVAILABILITY

Min Divisible:	1,600 SF
Max Contig:	1,600 SF
Total Available:	1,600 SF
Asking Rent:	\$20.00/NNN

EXPENSES PER SF

Taxes:	\$2.07 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	1,600/1,600 ofc	1,600	1,600	\$20.00/NNN	Vacant	Negotiable

Thomas Duke Company - Andrew Battersby (248) 476-3700, Andrew Goble (248) 476-3700

LEASING COMPANY

Company:	Thomas Duke Company
Contacts:	Andrew Battersby (248) 476-3700, Andrew Goble (248) 476-3700

SALE

Last Sale:	Sold on Apr 19, 2019
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LOADING

Docks:	None	Drive Ins:	1 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	220v 3p Heavy
Utilities:	Heating - Gas, Lighting - Fluorescent

FEATURES

Air Conditioning, Security System

Lease Availability Report

2605 W 14 Mile Rd

Royal Oak, MI 48073 - Troy Area West Submarket



LAND

Land Area:	0.76 AC
Zoning:	IL
Parcel	25-05-127-016

TRANSPORTATION

Parking:	46 free Surface Spaces are available; Ratio of 3.23/1,000 SF
Airport:	28 minute drive to Detroit City Airport

BUILDING NOTES

14,200 SF freestanding industrial building Flex/ R&D space 4,324 SF of office space Excellent visibility on 14 Mile Road Zoned general industrial Can be divided One (1) grade level door Annual taxes: \$22,229

Lease Availability Report

3000 W 14 Mile Rd - Kmart Learning Center

Royal Oak, MI 48073 - Troy Area West Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1955
RBA:	134,628 SF
Floors:	1
Typical Floor:	134,628 SF
Ceiling Ht:	18'-24'

AVAILABILITY

Min Divisible:	134,628 SF
Max Contig:	134,628 SF
Total Available:	134,628 SF
Asking Rent:	\$6.50/NNN

EXPENSES PER SF

Taxes:	\$0.89 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	134,628	134,628	134,628	\$6.50/NNN	Vacant	Negotiable

CBRE, Inc. - Lauren J. Scarpace (248) 351-2060, Eugene Agnone, III (248) 351-2024

LEASING COMPANY

Company:	CBRE, Inc.
Contacts:	Matthew J. Osiecki (248) 351-2079, Lauren J. Scarpace (248) 351-2060, Eugene Agnone, III (248) 351-2024

SALE

Last Sale:	Sold on Jan 10, 2019 for \$5,200,000 (\$38.62/SF)
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LOADING

Docks:	3 ext	Cross Docks:	None
Cranes:	None	Rail Spots:	None

POWER & UTILITIES

Utilities:	Lighting - Fluorescent
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Lease Availability Report

3000 W 14 Mile Rd - Kmart Learning Center

Royal Oak, MI 48073 - Troy Area West Submarket



FEATURES

Air Conditioning

LAND

Land Area: **6.59 AC**

Zoning: **II**

Parcel **20-32-352-002**

TRANSPORTATION

Parking: 260 Surface Spaces are available; Ratio of 1.93/1,000 SF

Airport: 28 minute drive to Detroit City Airport

BUILDING NOTES

Large industrial property on 6.5 acre property with 260 parking spaces.

Lease Availability Report

1920 Bellaire Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1965
RBA:	8,400 SF
Floors:	1
Typical Floor:	8,400 SF
Ceiling Ht:	24'

AVAILABILITY

Min Divisible:	8,400 SF
Max Contig:	8,400 SF
Total Available:	8,400 SF
Asking Rent:	\$7.95/MG

EXPENSES PER SF

Taxes:	\$5.40 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	8,400/550 ofc	8,400	8,400	\$7.95/MG	Vacant	Negotiable

Signature Associates - Kris R. Pawlowski, SIOR (248) 359-3801

Warehouse with great access to I-75 at 12 Mile Road. Minutes from I-696. Grade level door has a ramp to entry. Mezzanine: 550. NNNexpenses: \$2.60/sq. ft.

LEASING COMPANY

Company:	Signature Associates
Contacts:	Kris R. Pawlowski, SIOR (248) 359-3801

LOADING

Docks:	2 ext	Drive Ins:	1 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

LAND

Land Area:	4.55 AC
Zoning:	I-1
Parcel	25-14-151-055

TRANSPORTATION

Parking:	26 free Surface Spaces are available; Ratio of 5.81/1,000 SF
Airport:	21 minute drive to Detroit City Airport

Lease Availability Report

1920 Bellaire Ave

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING NOTES

Immediate occupancy. Very clean space. Dock high doors with levelers.

Lease Availability Report

4812-4818 Leafdale Blvd

Royal Oak, MI 48073 - Troy Area West Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1965; Renov 2014
RBA:	4,780 SF
Floors:	1
Typical Floor:	4,780 SF
Ceiling Ht:	13'

AVAILABILITY

Min Divisible:	4,780 SF
Max Contig:	4,780 SF
Total Available:	4,780 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$1.62 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	4,780/1,004 ofc	4,780	4,780	Withheld	Vacant	Negotiable

Colliers - Paul Gyarmati (248) 540-1000

• 3,776 SQUARE FEET INDUSTRIAL SPACE • 1,004 SQUARE FEET OFFICE SPACE • HIGH TRAFFIC AREA (30,000 CARS / DAY) • HALF A MILLION RESIDENTS WITHIN 5 MILE RADIUS • CLOSEST DISPENSARY FROM BIRMINGHAM, BLOOMFIELD & TROY

LEASING COMPANY

Company:	Colliers
Contacts:	Paul Gyarmati (248) 540-1000

SALE

Last Sale:	Sold on Mar 1, 2018 for \$425,000 (\$88.91/SF)
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LOADING

Docks:	None	Drive Ins:	2 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	240v
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FEATURES

Air Conditioning, Storage Space

Lease Availability Report

4812-4818 Leafdale Blvd
Royal Oak, MI 48073 - Troy Area West Submarket



LAND	
Land Area:	0.24 AC
Zoning:	M1, Royal Oak
Parcel	20-32-454-009

TRANSPORTATION	
Parking:	15 free Surface Spaces are available; Ratio of 3.14/1,000 SF
Airport:	28 minute drive to Detroit City Airport

BUILDING NOTES
March 2002: Property sold to Madler Properties LLC from Sam Gianino. RE/ Max Partners represented the landlord, while the buyer was represented in house.

Lease Availability Report

4822 Leafdale Blvd

Royal Oak, MI 48073 - Troy Area West Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1953; Renov 2012
RBA:	4,958 SF
Floors:	1
Typical Floor:	4,958 SF
Ceiling Ht:	14'

AVAILABILITY

Min Divisible:	4,958 SF
Max Contig:	4,958 SF
Total Available:	4,958 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$1.34 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	4,958/2,500 ofc	4,958	4,958	Withheld	30 Days	Negotiable

Signature Associates - Kris R. Pawlowski, SIOR (248) 359-3801, Jason Kelmigian (248) 948-9000

Current photography studio that has been remodeled very nicely (see picture on flyer). Close to Birmingham and minutes from I-75. This is a great creative space beautifully designed and suitable for multiple different business. Building boast a stunning tall glass entrance with travertine marble flooring and floating ceilings. Porcelain flooring throughout the offices with solid wood doors and partition glass walls/doors. 3 separate HVAC units servicing

LEASING COMPANY

Company:	Signature Associates
Contacts:	Kris R. Pawlowski, SIOR (248) 359-3801, Jason Kelmigian (248) 948-9000

SALE

Last Sale:	Sold on Jan 13, 2021
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LOADING

Docks:	None	Drive Ins:	2 tot./14'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	200a/208-240v
Utilities:	Lighting - Fluorescent

Lease Availability Report

4822 Leafdale Blvd
Royal Oak, MI 48073 - Troy Area West Submarket



FEATURES

Fenced Lot

LAND

Land Area:	0.28 AC
Zoning:	Light Industrial
Parcel	20-32-454-021

TRANSPORTATION

Parking:	16 free Surface Spaces are available; Ratio of 3.49/1,000 SF
Airport:	28 minute drive to Detroit City Airport

BUILDING NOTES

Current photography studio that has been remodeled very nicely (see picture on flyer). Close to Birmingham and minutes from I-75. This is a great creative space beautifully designed and suitable for multiple different business. Building boast a stunning tall glass entrance with travertine marble flooring and floating ceilings. Porcelain flooring throughout the offices with solid wood doors and partition glass walls/doors. 3 separate HVAC units servicing

Lease Availability Report

4907 Leafdale Blvd

Royal Oak, MI 48073 - Troy Area West Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Single
Year Built:	1953
RBA:	3,500 SF
Floors:	1
Typical Floor:	3,500 SF
Ceiling Ht:	12'

AVAILABILITY

Min Divisible:	3,500 SF
Max Contig:	3,500 SF
Total Available:	3,500 SF
Asking Rent:	\$14.13/+UTIL

EXPENSES PER SF

Taxes:	\$0.88 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	3,500	3,500	3,500	\$14.13/+UTIL	Vacant	Negotiable

Kolar Commercial Group - David Kolar (248) 647-7600 X1

LEASING COMPANY

Company:	Kolar Commercial Group
Contacts:	David Kolar (248) 647-7600 X1

LOADING

Docks:	None	Drive Ins:	1 tot./8'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	440v 3p
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FEATURES

Fenced Lot

LAND

Land Area:	0.28 AC
Zoning:	II
Parcel	20-32-378-036

Lease Availability Report

4907 Leafdale Blvd
Royal Oak, MI 48073 - Troy Area West Submarket



TRANSPORTATION

Parking:	7 free Surface Spaces are available; Ratio of 2.12/1,000 SF
Airport:	28 minute drive to Detroit City Airport

Lease Availability Report

5015 Leafdale Blvd

Royal Oak, MI 48073 - Troy Area West Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Year Built:	1970
RBA:	4,753 SF
Floors:	1
Typical Floor:	4,753 SF
Ceiling Ht:	9'-14'

AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	2,500 SF
Total Available:	2,500 SF
Asking Rent:	\$15.00/MG

EXPENSES PER SF

Taxes:	\$1.85 (2020)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	2,500/700 ofc	2,500	2,500	\$15.00/MG	Vacant	Negotiable
Kolar Commercial Group - David Kolar (248) 647-7600 X1								

LEASING COMPANY

Company:	Kolar Commercial Group
Contacts:	David Kolar (248) 647-7600 X1

SALE

Last Sale:	Sold on Mar 25, 2015 for \$475,000 (\$99.94/SF)
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LOADING

Docks:	None	Drive Ins:	4 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	3p
Utilities:	Gas - Natural, Heating - Gas, Lighting, Sewer - City, Water - City

FEATURES

Air Conditioning, Floor Drains, Yard

Lease Availability Report

5015 Leafdale Blvd
Royal Oak, MI 48073 - Troy Area West Submarket



LAND	
Land Area:	0.85 AC
Zoning:	HI, Royal Oak
Parcel	20-32-328-012

TRANSPORTATION	
Parking:	15 free Surface Spaces are available; Ratio of 2.10/1,000 SF
Airport:	28 minute drive to Detroit City Airport

KEY TENANTS	
Evolved Audio LLC	2,500 SF

BUILDING NOTES	
Located North off 14 Mile Rd, East of Coolidge	

Lease Availability Report

400 E Lincoln Ave - (A,B,C)

Royal Oak, MI 48067 - Royal Oak Submarket



BUILDING

Type:	Class C Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1988
RBA:	8,330 SF
Floors:	1
Typical Floor:	8,330 SF
Ceiling Ht:	12'-14'

AVAILABILITY

Min Divisible:	1,338 SF
Max Contig:	1,338 SF
Total Available:	6,690 SF
Asking Rent:	\$20.00/NNN

EXPENSES PER SF

Taxes:	\$2.17 (2020)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	1,338	1,338	1,338	\$20.00/NNN	30 Days	Negotiable
Iconic Real Estate - Jacob Sworski (313) 603-4266								
P 1st	Industrial	Direct	1,338	1,338	1,338	\$20.00/NNN	30 Days	Negotiable
Iconic Real Estate - Jacob Sworski (313) 603-4266								
P 1st	Industrial	Direct	1,338	1,338	1,338	\$20.00/NNN	30 Days	Negotiable
Iconic Real Estate - Jacob Sworski (313) 603-4266								
P 1st	Industrial	Direct	1,338	1,338	1,338	\$20.00/NNN	30 Days	Negotiable
Iconic Real Estate - Jacob Sworski (313) 603-4266								
P 1st	Industrial	Direct	1,338	1,338	1,338	\$20.00/NNN	30 Days	Negotiable
Iconic Real Estate - Jacob Sworski (313) 603-4266								

LEASING COMPANY

Company:	Iconic Real Estate
Contacts:	Jacob Sworski (313) 603-4266

SALE

Last Sale:	Sold on Jan 31, 2019 for \$1,000,000 (\$120.05/SF) at 6.40% Cap
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Lease Availability Report

400 E Lincoln Ave - (A,B,C)

Royal Oak, MI 48067 - Royal Oak Submarket



LOADING

Docks:	None	Drive Ins:	6 tot./10'w x 10'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	100a 3p
Utilities:	Heating - Gas, Sewer - City, Water - City

FEATURES

Floor Drains

LAND

Land Area:	0.81 AC
Zoning:	Light Industrial
Parcel	25-22-302-033

TRANSPORTATION

Parking:	30 free Surface Spaces are available; Ratio of 3.60/1,000 SF
Airport:	21 minute drive to Detroit City Airport

KEY TENANTS

Foreman Construction	2,434 SF	Brent LeBlanc	1,388 SF
Check n Gold	1,388 SF	Iconic Detroit	1,388 SF
Deschutter Associates Modernization Inc	500 SF	Marceco Limited	500 SF